

Date: (Public Hearing: 10-17-23)
September 19, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor



Agenda Item No. 5(B)

Ordinance No. 23-91

Subject: Ordinance Dissolving the Oleta River Community Development District

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners ("Board") to dissolve a Community Development District ("CDD") in the City of North Miami ("City") in Miami-Dade County ("County"), Florida. CDDs are a local unit of special-purpose government created according to Chapter 190 of the Florida Statutes.

Recommendation

It is recommended that the Board adopt the attached Ordinance granting the petition of the Oleta River Community Development District ("District") to dissolve the District. This District lies wholly within the City and will be dissolving pursuant the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

Scope

The District is located within Commission District 4, which is represented by County Commissioner Micky Steinberg, provides funding for capital improvements and multipurpose maintenance functions within the District.

Fiscal Impact/Funding Source

The dissolution of the District will have no fiscal impact to the County's budget. CDD funding is derived from assessments levied against the properties within the CDD, which are secured by a lien against the properties and collected directly by the CDD or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the County.

Social Equity Statement

The proposed Ordinance grants a petition for the dissolution of the District, pursuant to the procedures and factors set forth in section 190.046, Florida Statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the District will no longer have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the District, regardless of their demographics.

Track Record/Monitor

This development has private roads that are maintained by a Homeowners' Association ("HOA") or the District. The District's dissolution will be managed by the Parks, Recreation and Open Spaces Department ("PROS") and overseen by the Chief of the Special Assessment Districts Division (Division), Liset Romero-Lopez.

Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners
Page No. 2

Delegation of Authority

This Ordinance does not delegate any authority to the County Mayor or County Mayor's designee.

Background

The District was created by the Board on December 6, 2016, pursuant to Ordinance No. 16-130. In accordance with the provisions of section 190.046, Florida Statutes, the Oleta River Community Development District Board of Supervisors ("Petitioner") has filed a petition to dissolve the District in connection with the Solé Mia Development ("Development"). The Development is a 183.40-acre residential, commercial and retail development lying wholly within the municipal limits of the City of North Miami, in an area bounded by Theoretical NE 25 Avenue on the east, NE 137 Street on the south, State Road 5 (Biscayne Boulevard-US 1) on the west, and NE 151 Street on the north. The District was designed to provide a financing mechanism for community infrastructure, facilities, and services along with certain ongoing operations and maintenance for the Development. The development plan for the lands within the District includes construction of 3,840 condominium units, 400 apartment units, 150 hotel rooms, and approximately 1,491,256.00 square feet of commercial, office, vehicle sales and display, institutional and/or retail space with associated roadway improvements, stormwater management system, wastewater collection system, and water distribution system, which cost approximately \$89.776 million. This Development has private roads that are maintained by an HOA or the District. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of \$1,500.00 to the County.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government's jurisdiction and powers.



Jimmy Morales
Chief Operations Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: October 17, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(B)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(B)
10-17-23

ORDINANCE NO. 23-91

ORDINANCE GRANTING PETITION OF THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT TO DISSOLVE THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT, GENERALLY BOUNDED ON THE NORTH BY NE 151 STREET, ON THE EAST BY THEORETICAL NE 25 AVENUE, ON THE SOUTH BY NE 137 STREET, AND ON THE WEST BY STATE ROAD 5 (BISCAYNE BOULEVARD-US 1); DISSOLVING OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, this Board previously approved the establishment of the Oleta River Community Development District (“District”) when it enacted Ordinance No. 16-130 on December 6, 2016 (“Approving Ordinance”); and

WHEREAS, the District encompasses approximately 183.4 acres of residential development lying wholly within the municipal limits of the City of North Miami, Florida; and

WHEREAS, pursuant to section 190.046(10), if a community development district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the District, the District may be dissolved by non-emergency ordinance of the general-purpose local governmental entity that established the District; and

WHEREAS, the Board of Supervisors of the District (“Petitioner”), by Resolution 2022-04, authorized the filing of a petition to the Miami-Dade County Board of County Commissioners requesting the dissolution of the District; and

WHEREAS, KE Law Group, PLLC., acting in its capacity as counsel to the District, on behalf of the District, has filed such a petition (“Petition”); and

WHEREAS, the Petitioner has not provided community development services to the land encompassed by the District, has no outstanding debt or obligations, has no operating or maintenance responsibilities, and has provided audit reports and other documentation evidencing the foregoing; and

WHEREAS, the Petitioner desires to dissolve the District pursuant to section 1.01(A)(21) of the Miami-Dade County Home Rule Charter (“Charter”) and in the manner provided in section 190.046, Florida Statutes (“Act”); and

WHEREAS, having made the foregoing findings, and after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by the Charter and in the manner provided by the Act, by approving the dissolution of the Oleta River Community Development District,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings are incorporated in this Ordinance by reference.

Section 2. The Petition, attached as Exhibit A to this Ordinance, to dissolve the District established by the Approving Ordinance is accepted and pursuant to that Petition, the Charter and the Act, the Oleta River Community Development District is dissolved.

Section 3. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 4. It is the intention of this Board, and it is ordained that the provisions of this Ordinance shall not be included as part of the Code of Miami-Dade County, Florida.

Section 5. This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

October 17, 2023

Approved by County Attorney as
to form and legal sufficiency:

GKS For GBK

Prepared by:

MSM

Michael J. Mastrucci

Date: June 12, 2023

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Shania Momplaisir

From:  Liset Romero-Lopez, Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Oleta River Community Development District –
Dissolution

The attached petition was submitted by the Board of Supervisors of the Oleta River CDD and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Policy.

The filing date of record is June 12, 2023.

Attachment

c: Michael Mastrucci
Assistant County Attorney

Amended and Restated
PETITION TO DISSOLVE
THE OLETA RIVER
COMMUNITY
DEVELOPMENT DISTRICT

Submitted by: Lauren Gentry
Florida Bar No. 120099
lauren@kelawgroup.com

Roy Van Wyk
Florida Bar No. 631299
roy@kelawgroup.com

KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 556-7618 (telephone)

Amended and Restated
PETITION TO DISSOLVE THE OLETA RIVER
COMMUNITY DEVELOPMENT DISTRICT

COMES NOW, Oleta River Community Development District (“**Petitioner**” or “**District**”), and hereby petitions the Board of County Commissioners of Miami-Dade County, Florida (“**Commission**”), pursuant to Section 190.046(10), *Florida Statutes*, to dissolve the District. In support of this Petition, Petitioner states:

1. **Reason for Request.** The District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, and established by Ordinance No. 16-130 (“**Ordinance**”) of the Board of County Commissioners of Miami-Dade County, Florida on December 6, 2016. A copy of the Ordinance is attached hereto as **Exhibit 1** (without exhibits). Encompassing approximately 183.4 acres, the District was established to plan, finance, construct, operate and maintain various public infrastructure and facilities. The developer for the project within the District was Oleta Partners, LLC (“**Developer**”).

The District has learned since its creation that it is no longer required for financing of the public infrastructure and facilities, as the Developer instead may obtain sufficient financing through private means. As the District is no longer needed for financing of these improvements, its existence is no longer necessary.

2. **Authority.** Section 190.046(10) of the *Florida Statutes* provides that:

“If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district . . .”

3. **Statutory Criteria Satisfied.** The following facts are established under the Affidavit of the District Manager attached hereto as **Exhibit 2**. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. For example, the District does not presently own any real property or infrastructure improvements; the District does not presently have any outstanding bonds, notes or other debt instruments; and the District does not presently have any debt service special assessments levied against the assessable real property located within the District. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Developer. As such, all outstanding obligations have been paid. The Developer, which owns all of the real property within the District, consents to the dissolution of the District, as evidenced by the consent attached hereto as **Exhibit 3**.

4. **Dissolution Authorized; Plan of Dissolution.** Accordingly, on July 19, 2022, the District’s Board of Supervisors, during a duly noticed public meeting, adopted Resolution 2022-04, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution 2022-04 and this Petition to the Commission. As part of Resolution 2022-04, the District’s Board of Supervisors found that it is in the best interest of the District and the Developer, as the owner of 100% of the lands within the District, to dissolve the District. Further, the District has complied with all conditions precedent of the Plan of

Dissolution as evidenced by this Petition and the exhibits attached hereto. A copy of the Resolution 2022-04, which includes the Plan of Dissolution, is attached as **Exhibit 4**.

5. **Official District Records.** Upon repeal of the Ordinance, and pursuant to the Plan of Dissolution, the District will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

6. **Notice of Dissolution.** Upon repeal of the Ordinance, and pursuant to the Plan of Dissolution, the District will cause notice of repeal of the Ordinance to be transmitted to the Florida Department of Community Affairs, and will further cause to be recorded in the Official Records of Miami-Dade County, Florida, a Notice of Dissolution in the form attached to the Plan of Dissolution.

7. **District's Representative.** Pursuant to Resolution 2022-04 of the District, KE Law Group, PLLC, as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk
Florida Bar No. 631299
roy@kelawgroup.com

and

Lauren Gentry
Florida Bar No. 120099
lauren@kelawgroup.com
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 556-7618 (telephone)

8. **Amendments.** This Amended and Restated Petition includes the following amendments: (i) provides a corrected affidavit at Exhibit 2; (ii) provides a page which was unintentionally omitted from Exhibit 3; (iii) corrects the numbering for Exhibit 4.

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, because the District has no outstanding financial obligations and no operating or maintenance responsibilities and accordingly has met the requirements for dissolution as provided in Section 190.046(10), *Florida Statutes* (2021), and for the other reasons herein stated, Petitioner respectfully requests the Board of County Commissioners of Miami-Dade County, Florida, to:

- a. grant the Petition and repeal the Ordinance pursuant to Section 190.046(10), *Florida Statutes*; and
- b. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 4th day of January, 2023.

KE LAW GROUP, PLLC

/s/ Lauren Gentry

Lauren Gentry
Florida Bar No. 120099

Roy Van Wyk, Esq.
Florida Bar No. 631299
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 556-7618
Attorneys for Petitioner

Exhibit 1: Ordinance
Exhibit 2: Affidavit of District Manager
Exhibit 3: Developer's Consent to Dissolution
Exhibit 4: Resolution 2022-04

Exhibit 1:

Ordinance

Approved _____ Mayor

Agenda Item No. 5(C)

Veto _____

12-6-16

Override _____

ORDINANCE NO 16-130

ORDINANCE GRANTING PETITION OF OLETA PARTNERS, LLC, FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING PROFERRED DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their governance and prescribe their jurisdiction and powers; and

WHEREAS, Oleta Partners, LLC, a Delaware limited liability company ("Petitioner") has petitioned for the establishment of the Oleta River Community Development District ("District"); and

WHEREAS, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(2)(b) Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economical way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special district government; and

WHEREAS, the owner of the properties that are to be developed and served by the community development services and facilities to be provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential lots or units with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

WHEREAS, having made the foregoing findings, after a public hearing, the Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, because the proposed District is located wholly within the municipal boundaries of the City of North Miami, the City is in a position to be well informed regarding the merits of this District; and

WHEREAS, City of North Miami has consented to the creation of the District within the municipal boundaries subject to certain conditions that the Petitioner shall have to satisfy; and the Board of County Commissioners desires to establish the District; and

WHEREAS, based on written consent of the City of North Miami, the Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1 The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2 The Petition to establish the District over the real property described in the Petition attached hereto, which was filed by the Petitioner on October 5, 2016, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein Exhibit A.

Section 3 The external boundaries of the District shall be as described in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit B to the Ordinance. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated as Exhibit C.

Section 4 The initial members of the Board of Supervisors shall be as follows:

Jonathan Kurry

Melissa Levin

Thom Ziegenhardt

Bill Gorman

Scott Schomber

Section 5 The name of the District shall be the “Oleta River Community Development District.”

Section 6 The District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7 Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the Oleta River Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8 The Board of County Commissioners hereby grants to the District all general powers authorized pursuant to Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9 The Board of County Commissioners hereby grants to the District the special powers authorized pursuant to Section 190.012 (1), Florida Statutes and Sections 190.012 (2)(a)(d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b) Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10 All bonds issued by the District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11 No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Board of County Commissioners.

Section 12 Notwithstanding any power granted to the District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the District shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13 Notwithstanding any power granted to the District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14 This Board hereby accepts that Declaration of Restrictive Covenants proffered by the owner of the lands within the jurisdiction of the District, in connection with the petition submitted by the Petitioner and approved herein.

Section 15 If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 16 It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

Section 17 This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: December 6, 2016

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Michael J. Mastrucci

ARW
MSM

Exhibit 2:
Affidavit of District Manager

STATE OF Florida)
COUNTY OF Franklin)

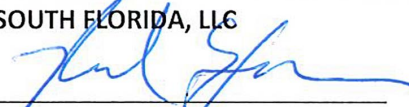
AFFIDAVIT OF DISTRICT MANAGER

BEFORE ME, the undersigned authority, this day personally appeared Richard P. Hans who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein. I, Richard P. Hans, am employed by Governmental Management Services-South Florida, LLC, as a Managing Partner and, in the course of that employment, serve as District Manager for the Oleta River Community Development District.
2. I do hereby certify that I have reviewed Resolution 2022-04 and the Plan of Dissolution attached thereto and all of the facts in it are true and correct. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. Further, the District does not presently own any real property or infrastructure improvements; the District does not presently have any outstanding bonds, notes or other debt instruments; and the District does not presently have any debt service special assessments levied against the assessable real property located within the District. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Developer. As such, all outstanding obligations have been paid.

FURTHER AFFIANT SAYETH NOT.

GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC


By: Richard P. Hans
Its: Managing Partner

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 6th day of March 2023, by Richard P. Hans, and as Managing Partner of Governmental Management Services-South Florida, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☐ did not take an oath.

NOTARY PUBLIC




Print Name: Jennifer McConnell
Notary Public, State of Florida
Commission No.: HH 331198
My Commission Expires: 12.16.2026

Exhibit 3:
Developer's Consent to Dissolution

CONSENT TO DISSOLUTION

The undersigned, on behalf of **OLETA PARTNERS, LLC** ("**Developer**"), a Delaware corporation, understands and acknowledges that the Oleta River Community Development District ("**District**") intends to petition the Board of County Commissioners of Miami-Dade County, Florida to dissolve the District in accordance with the provisions of Chapter 190.046(10), *Florida Statutes*. The Developer represents that it is the owner of 100% of the lands within the District, which lands are described in **Exhibit A** hereto, and hereby consents to the dissolution of the District. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 31st day of August, 2022.

Agreed to by:

OLETA PARTNERS, LLC, a Delaware limited liability company


By: MARIO A ROMINE
Its: Authorized Signer

EXHIBIT A

TRACT "A" of BISCAYNE LANDING, according to the Plat thereof, as recorded in Pl at Book 161, at Page 72, of the Public Records of Miami-Dade County, Florida, lying in Section 21, Township 52 North, Range 42 East, less (LESS OUT PARCEL "A"), and less (LESS OUT PARCEL "B"), also known as that piece of land depicted on "THE OAKS I CONDOMINIUMS" recorded in Official Records Book 25427 at Page 4674 of the Public Records of Miami-Dade County, Florida, said LESS OUT parcels being more particularly described as follows:

LESS OUT PARCEL "A": Commence at the Northeast corner of the West 1/2 of the Northeast 1/4 of Section 21, Township 52 South, Range 42 East, the same being the Northeast Corner of said Tract "A" of BISCAYNE LANDING; thence South 87°02'55" West along the North boundary line of said Tract "A" of BISCAYNE LANDING, and along the North line of the Northeast 1/4 of said Section 21, and along the South Right of Way Line of N.E. 151st Street for a distance of 396.01 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence along the boundary of The Oaks Condominium as described in Official Record Book 25427 at page 4613 of the Public Records of Miami-Dade County, Florida, for the following (4) courses; (1) thence South 03°17'25" East for a distance of 522.10 feet; (2) thence North 86°42'35" East for a distance of 159.56 feet; (3) thence South 27°35'03" East for a distance of 138.47 feet; (4) thence South 83°13'18" East for a distance of 177.81 feet to a point on the West line of the NE 1/4 of the NE 1/4 of said Section 21, also being the East line of said Tract "A"; thence South 02°55'05" East along said line for a distance of 252.90 feet; thence South 87°09'14" West for a distance of 501.91 feet to a point on a circular curve concave to the west whose radius point bears North 82°36'35" West from said point; thence Northwesterly to the left along the arc of said curve having a radius of 352.64 feet, through a central angle of 23°27'40" for an arc distance of 144.40 feet; thence North 78°35'03" East for 122.19 feet to a point on a circular curve concave to the Southeast whose radius point bears North 85°51'34" East from said point; thence Northeasterly to the right along the arc of said curve having a radius of 100.00 feet, through a central angle of 38°22'29" for an arc distance of 66.98 feet to a point of tangency; thence North 34°14'03" East for 70.48 feet; thence North 51°25'22" West for 70.73 feet; thence North 43°42'31" West for 108.81 feet to a point of curvature with a circular curve concave to the east; thence Northeasterly to the right along the arc of said curve having a radius of 60.00 feet, through a central angle of 72°52'56" for an arc distance of 76.32 feet to a point of reverse curvature with a circular curve concave to the northwest; thence Northeasterly to the left along the arc of said curve having a radius of 25.00 feet, through a central angle of 31°32'21" for an arc distance of 13.76 feet to a point of tangency; thence North 02°21'55" West for a distance of 173.92 feet to a point of curvature with a circular curve concave to the southwest; thence Northwesterly to the left along the arc of said curve having a radius of 125.00 feet, through a central angle of 78°55'58" for an arc distance of 172.20 feet; thence North 02°57'01" West for a distance of 138.00 feet to a point on the North boundary line of said Tract "A" of BISCAYNE LANDING, and also being to the North line of the Northeast 1/4 of said Section 21, and also being to the South Right of Way Line of said N.E. 151st Street; thence North 87°02'55" East along said North boundary line of said Tract "A" of BISCAYNE LANDING, and along said North line of the Northeast 1/4 of said Section 21, and along said South Right of Way Line of N.E. 151st Street for a distance of 149.64 feet to the POINT OF BEGINNING; Said parcel contains 4.33 acres, more or less.

AND

LESS OUT PARCEL "B":

Beginning at the most Northeasterly Corner of said Tract "A" of "BISCAYNE LANDING," said point being further described as being the Northeast Corner of the West 1/2 the Northeast 1/4 of Section 21, Township 52 South, Range 42 East; thence South 02°55'05" East, along the East Line of said Tract "A", a distance of 677.06 feet; thence North 83°13'18" West, a distance of 177.81 feet; thence North 27°35'03"

West, a distance of 138.47 feet; thence South 86°42'35" West, a distance of 159.56 feet; thence North 03°17'25" West, a distance of 522.10 feet to a point on the North Line of said Tract "A"; thence North 87°02'55" East, along said North Line, a distance of 396.01 feet to the POINT OF BEGINNING. Said parcel contains 5.37 acres, more or less.

AND

LESS OUTPARCEL "C":

COMMENCE at the Northwest corner of Lot 1, Block 1, of PAGRO SUBDIVISION, according to the plat thereof, as recorded in Plat Book 105, Page 59 in the Public Records of Miami-Dade County, Florida, said point lying on the East right-of-way line of State Road 5, (U.S. 1 / Biscayne Boulevard), as shown on the Florida Department of Transportation Right of Way Map for said State Road 5, Section 87030-2571, dated 3/10/1992; thence S 86°24'55" W, along said right-of-way line of State Road 5, a distance of 25.53 feet; thence N 08°08'23" E, along said East right-of-way line, 33.58 feet to the POINT OF BEGINNING of the following described parcel:

Thence continue N 08°08'23" E, along said East right-of-way line of State Road 5, a distance of 115.28 feet to the beginning of a non-tangent curve concave to the Southeast, having a radius of 13,276.42 feet and a chord bearing of N 09°29'42" E; thence northeasterly along the arc of said curve and said East right-of-way line of State Road 5 a distance of 167.86 feet, through a central angle of 00° 43'28" to a point of reverse curvature with a curve concave to the Northwest, having a radius of 13,388.42 feet and a chord bearing of N 09°12'39" E; thence northeasterly along the arc of said curve and said East right-of-way line of State Road 5 a distance of 302.02 feet, through a central angle of 01°17'35" to the beginning of a non-tangent curve concave to the Southeast, having a radius of 35.00 feet and a chord bearing of N 69°01'49" E; thence northeasterly along the arc of said curve 21.23 feet, through a central angle of 34°45'36" to the intersection with the South right-of-way line of NE 151st Street; thence N 86°24'37" E, along said South right-of-way line of NE 151st Street, 2.62 feet; thence S 53°01'04" W 11.20 feet; thence S 09°22'05" W 223.48 feet; thence S 09°04'01" E 6.33 feet; thence S 09°22'05" W 38.13 feet; thence S 31°10'10" W 5.39 feet; thence S 09°22'05" W 271.32 feet; thence S 22°01'34" W 45.34 feet to the POINT OF BEGINNING. Said parcel contains 6,914 square feet, more or less.

Exhibit 4:
Resolution 2022-04

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISSOLUTION OF THE DISTRICT; ADOPTING A PLAN OF DISSOLUTION; APPROVING A DISSOLUTION AGREEMENT; APPROVING FORMS OF PETITION AND NOTICE OF DISSOLUTION; PROVIDING DIRECTION TO DISTRICT STAFF; ADDRESSING FUNDING; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Oleta River Community Development District was established under Chapter 190 of the *Florida Statutes* by the Board of County Commissioners of Miami-Dade County, Florida, and by Ordinance 16-130 ("**Ordinance**"); for the purpose of financing, acquiring, constructing, operating and maintaining public improvements; and

WHEREAS, since that time, the District has not undertaken any financing or construction activities, and instead, the costs of development which would have paid by the District will instead be financed privately; and

WHEREAS, Section 190.046(10), *Florida Statutes* provides:

If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district or, if the district was established by rule of the Florida Land and Water Adjudicatory Commission, the district may be dissolved by repeal of such rule of the commission.

WHEREAS, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities, and does not presently own any real property or infrastructure improvements; and

WHEREAS, the District's Board of Supervisors finds that it is in the best interest of the District to dissolve, given its lack of material activity and the availability of private financing for development; and

WHEREAS, the District has prepared a Plan of Dissolution that provides for the orderly dissolution of the District and for the final dispensation of all records, accounts and contracts; and

WHEREAS, the District's Board of Supervisors desires that the County adopt an ordinance to provide for the dissolution of the District through repeal of Ordinance 16-130 in accordance with Section 190.046(10), *Florida Statutes*.

NOW, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT:

1. APPROVAL OF PLAN OF DISSOLUTION. As an organizational matter, the District hereby approves the Plan of Dissolution, attached to this Resolution as **Exhibit "A."**

2. **DISSOLUTION AGREEMENT.** The Dissolution Agreement with the Developer is approved substantially in the form attached hereto as **Exhibit "B."**

3. **REQUEST FOR ACTION.** The District hereby requests that, after transmission of this Resolution and related petition (in a form substantially similar to **Exhibit "C"**) to the Board of County Commissioners of Miami-Dade County, Florida by the District Manager or District Counsel consistent with Section 4 below, the Ordinance be repealed resulting in the dissolution of the District in accord with Section 190.046(10), *Florida Statutes*.

4. **DIRECTION TO DISTRICT MANAGER AND DISTRICT COUNSEL.** The District Manager and District Counsel are hereby directed to take the appropriate actions to transmit this Resolution and related petition to the Board of County Commissioners of Miami-Dade County, Florida. Upon repeal of the Ordinance, the District Manager and District Counsel are further directed to proceed with the necessary steps as outlined in the Plan of Dissolution to effectuate an orderly dissolution of the District, including by recording a notice of dissolution in the public records of Miami-Dade County, Florida, substantially in the form attached hereto as **Exhibit "D."**

5. **GENERAL AUTHORIZATION.** The District's Chairman, District Manager, District Counsel, Secretary, and Assistant Secretaries are hereby authorized, upon the adoption of this Resolution, to do all acts and things required of them to carry out the Plan of Dissolution, and all acts and things that may be desirable or consistent with the requirements or intent hereof. The Chair and Secretary are hereby further authorized to execute any and all documents necessary to effect the dissolution of the District. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chair, in the absence or unavailability of the Chair, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary.

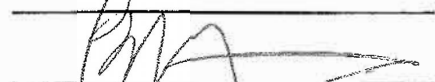
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in public session this 19 day of January, 2022.

ATTEST:

Paul Winkeljohn


Assistant Secretary

**BOARD OF SUPERVISORS OF THE OLETA RIVER
COMMUNITY DEVELOPMENT DISTRICT**

Daniel Salas


Chairman

Exhibit A: Plan of Dissolution
Exhibit B: Dissolution Agreement
Exhibit C: Petition for Dissolution
Exhibit D: Notice of Dissolution
Exhibit E: Consent to Dissolution

EXHIBIT "A"
PLAN OF DISSOLUTION FOR
THE OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT

1. **PURPOSE; AUTHORITY.** The purpose of this Plan of Dissolution is to provide a framework for the dissolution of the District, pursuant to the authority of Section 190.046(10), *Florida Statutes*. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in Resolution 2022-04.

2. **DISSOLUTION AGREEMENT.** The Dissolution Agreement provides for the funding of all expenses associated with the dissolution, and shall expire and be void upon final payment of, among other things, all financial obligations of the District, including but not limited to final payment to any third-party beneficiary for services relating to the dissolution of the District. All other agreements, and other items not specifically identified herein shall expire and be void upon the termination of the District, including any and all rights and obligations of the District under such agreements and other items not otherwise previously assigned, transferred, or terminated.

3. **ASSETS AND LIABILITIES.** The District has no real property, infrastructure or other assets and has no debt or maintenance responsibilities.

4. **SERVICE CONTRACTS.** The District currently has contracts with certain vendors, as outlined in **Exhibit 1**. Using any funds on hand and/or provided under the Dissolution Agreement, the District shall pay all such vendors for any final remaining amounts under the agreements, and terminate the same. The District does not own, operate, or maintain any real property or infrastructure improvements, and the District does not provide any community development district services to the owners of lands within the boundaries of the District. The District Manager and District Counsel shall be responsible for filing any final reports or other documents on behalf of the District required by law or for performing any and all other wrap-up activities on behalf of the District within thirty (30) days after the effective dissolution of the District.

5. **FINANCES; AUDIT.** The District has no outstanding financial obligations. Moreover, pursuant to the Dissolution Agreement, the Developer has agreed, among other things, to pay all future expenses and costs associated with dissolution. Further, upon the dissolution of the District, the District Manager will close all accounts as appropriate.

6. **OFFICIAL DISTRICT RECORDS.** Upon the dissolution of the District, the District Manager shall transfer all official records of the District to the Florida Department of State.

7. **OPERATION OF THIS PLAN OF DISSOLUTION.** This Plan of Dissolution shall become effective upon adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution. After the repeal of the Ordinance by the Board of County Commissioners of Miami-Dade County, Florida, the District will be dissolved without any further action. After adoption of a Resolution by the District's Board of Supervisors approving this Plan of Dissolution, and repeal of the Ordinance, District Counsel shall cause notice of repeal of the Ordinance to be transmitted to the Florida Department of Community Affairs, and shall further cause a Notice of Dissolution to be recorded in the Official Records of Miami-Dade County, Florida.

Exhibit 1
List of Outstanding Contracts and Amounts Owed

\$	1,896.50	KE Law Group, PLLC
\$	2,900.00	Grau and Associates
\$	6,337.02	GMS- South Florida, LLC
\$	25.00	FL DEO
\$	11,158.52	Total known payables at 2/22/2022

EXHIBIT "B"
DISSOLUTION AGREEMENT

OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT

c/o Governmental Management Services-South Florida, LLC,
5385 N. Nob Hill Road
Sunrise, FL 33351
(954) 721-8681

_____, 2022

Daniel Salas, Esq., General Counsel
Oleta Partners, LLC
15055 Biscayne Boulevard
North Miami, Florida 33181
Dsalas@turnberry.com

VIA EMAIL

RE: Dissolution Agreement for the Oleta River Community Development District

Dear Daniel,

We are writing in connection with your request that the District prosecute a dissolution ("**Dissolution**") of the District by the Board of County Commissioners of Miami-Dade County, Florida. We have enclosed a copy of the District's draft Resolution 2022-04 authorizing the Dissolution, and outlining a Plan of Dissolution. To facilitate the Dissolution, the District will require that Oleta Partners, LLC ("**Developer**") pay any remaining, outstanding fees and costs of the District, as outlined in the Plan of Dissolution, and pay all fees and costs in connection with the Dissolution, including but not limited to any fees and costs of the District Manager and District Counsel, upon thirty day's written request by the proper party. The District Manager and District Counsel, as well as all other District contractors as outlined in the Plan of Dissolution, are third party beneficiaries of this letter agreement.

If the Developer is agreeable to the terms of this letter agreement, please sign below and return an executed copy of this letter to our address. Thank you for your cooperation and attention to this matter.

Agreed to by:

Sincerely,

OLETA PARTNERS, LLC

**OLETA RIVER COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____


Richard P. Hans
District Manager

MDC030

EXHIBIT "C"
FORM OF PETITION

PETITION TO DISSOLVE THE OLETA RIVER
COMMUNITY DEVELOPMENT DISTRICT

COMES NOW, Oleta River Community Development District ("**Petitioner**" or "**District**"), and hereby petitions the Board of County Commissioners of Miami-Dade County, Florida ("**Commission**"), pursuant to Section 190.046(10), *Florida Statutes*, to dissolve the District. In support of this Petition, Petitioner states:

1. **Reason for Request.** The District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, and established by Ordinance No. 16-130 ("**Ordinance**") of the Board of County Commissioners of Miami-Dade County, Florida on December 6, 2016. A copy of the Ordinance is attached hereto as **Exhibit 1** (without exhibits). Encompassing approximately 183.4 acres, the District was established to plan, finance, construct, operate and maintain various public infrastructure and facilities. The developer for the project within the District was Oleta Partners, LLC ("**Developer**").

The District has learned since its creation that it is no longer required for financing of the public infrastructure and facilities, as the Developer instead may obtain sufficient financing through private means. As the District is no longer needed for financing of these improvements, its existence is no longer necessary.

2. **Authority.** Section 190.046(10) of the *Florida Statutes* provides that:

"If a district has no outstanding financial obligations and no operating or maintenance responsibilities, upon the petition of the district, the district may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district . . ."

3. **Statutory Criteria Satisfied.** The following facts are established under the Affidavit of the District Manager attached hereto as **Exhibit 2**. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. For example, the District does not presently own any real property or infrastructure improvements; the District does not presently have any outstanding bonds, notes or other debt instruments; and the District does not presently have any debt service special assessments levied against the assessable real property located within the District. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Developer. As such, all outstanding obligations have been paid.

4. **Dissolution Authorized; Plan of Dissolution.** Accordingly, on _____, 2022, the District's Board of Supervisors, during a duly noticed public meeting, adopted Resolution 2022-04, which among other things authorized a Plan of Dissolution that allows for the orderly dissolution of the District, and which directed the District Manager and District Counsel to submit Resolution 2022-04 and this Petition to the Board. As part of Resolution 2022-04, the District's Board of Supervisors found that it is in the best interest of the District and the Developer, as the owner of 100% of the lands within the

District, to dissolve the District. Further, the District has complied with all conditions precedent of the Plan of Dissolution as evidenced by this Petition and the exhibits attached hereto. A copy of the Resolution 2022-04, which includes the Plan of Dissolution, is attached as **Exhibit 3**.

5. **Official District Records.** Upon repeal of the Ordinance, and pursuant to the Plan of Dissolution, the District will cause all official records of the District to be transferred to the Florida Secretary of State in accordance with Florida public records laws.

6. **Notice of Dissolution.** Upon repeal of the Ordinance, and pursuant to the Plan of Dissolution, the District will cause notice of repeal of the Ordinance to be transmitted to the Florida Department of Community Affairs, and will further cause to be recorded in the Official Records of Miami-Dade County, Florida, a Notice of Dissolution in the form attached to the Plan of Dissolution.

7. **District's Representative.** Pursuant to Resolution 2022-04 of the District, KE Law Group, PLLC, as District Counsel, has been authorized to represent the District with respect to this Petition. Copies of all correspondence and official notices should be sent to:

Roy Van Wyk, Esq.
KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, FL 32303

[THIS SPACE INTENTIONALLY LEFT BLANK]

WHEREFORE, because the District has no outstanding financial obligations and no operating or maintenance responsibilities and accordingly has met the requirements for dissolution as provided in Section 190.046(10), *Florida Statutes* (2021), and for the other reasons herein stated, Petitioner respectfully requests the Board of County Commissioners of Miami-Dade County, Florida, to:

- a. grant the Petition and repeal the Ordinance pursuant to Section 190.046(10), *Florida Statutes*; and
- b. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this ____ day of _____ 2022.

KE LAW GROUP, PLLC

/s/ Roy Van Wyk
Roy Van Wyk, Esq.
Florida Bar No. 631299
KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
(850) 556-7618
Attorneys for Petitioner

Exhibit 1: Ordinance
Exhibit 2: Affidavit of District Manager
Exhibit 3: Resolution 2022-04
Exhibit 4: Developer's Consent to Dissolution

Exhibit 2

STATE OF _____)
COUNTY OF _____)

AFFIDAVIT OF DISTRICT MANAGER

BEFORE ME, the undersigned authority, this day personally appeared Richard P. Hans who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein. I, Richard P. Hans, am employed by Governmental Management Services-South Florida, LLC, and, in the course of that employment, serve as District Manager for the Oleta River Community Development District.
2. I do hereby certify that I have reviewed Resolution 2022-04 and the Plan of Dissolution attached thereto and all of the facts in it are true and correct. Consistent with Section 190.046(10), *Florida Statutes*, the District does not presently have any outstanding financial obligations, and does not have any operating or maintenance responsibilities. Further, the District does not presently own any real property or infrastructure improvements; the District does not presently have any outstanding bonds, notes or other debt instruments; and the District does not presently have any debt service special assessments levied against the assessable real property located within the District. Moreover, any remaining expenses associated with this dissolution or the continued administrative operation of the District during the pendency of this dissolution are being funded under an agreement between the District and the Developer. As such, all outstanding obligations have been paid.

FURTHER AFFIANT SAYETH NOT.

**GOVERNMENTAL MANAGEMENT SERVICES-
SOUTH FLORIDA, LLC**

By: Richard P. Hans
Its: District Manager

SVJORN AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 2022, by _____, and as _____ of Governmental Management Services-South Florida, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☐ did not take an oath.

NOTARY PUBLIC

Print Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "D"
NOTICE OF DISSOLUTION

This Instrument was prepared by
and should be returned to:

KE LAW GROUP, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

**NOTICE OF DISSOLUTION OF THE
OLETA RIVER COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on _____, 2022, the Oleta River Community Development District's ("District") Board of Supervisors adopted Resolution 2022-04 approving a Plan of Dissolution for the District and requesting that the Board of County Commissioners of Miami-Dade County, Florida repeal Ordinance No. 16-130 which established the District. Effective _____, and following public notice and a hearing, the Board of County Commissioners of Miami-Dade County, Florida repealed Ordinance No. 16-130. Resolution 2022-04 and a copy of repealed Ordinance No. 16-130 were subsequently filed with the Florida Department of Community Affairs. A legal description of the dissolved District is attached hereto.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, this Notice has been executed to be effective as of the ____ day of _____, 2022, and recorded in the Official Records of Miami-Dade County, Florida.

WITNESS

OLETA RIVER COMMUNITY DEVELOPMENT
DISTRICT

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2022, by _____, as _____ of Oleta River Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A – Legal Description

EXHIBIT "E"
CONSENT TO DISSOLUTION

The undersigned, **OLETA PARTNERS, LLC** ("Developer"), a Delaware corporation, understands and acknowledges that the Oleta River Community Development District ("**District**") intends to petition the Board of County Commissioners of Miami-Dade County, Florida to dissolve the District in accordance with the provisions of Chapter 190.046(10), *Florida Statutes*. The Developer represents that it is the owner of 100% of the lands within the District, which lands are described in **Exhibit 1**, and hereby consents to the dissolution of the District. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this ____ day of _____, 2022.

Agreed to by:

OLETA PARTNERS, LLC

By: _____
Its: _____